

established 200 years

Tayler & Fletcher



Barns Lane, Burford OX18 4NE

£2,500 PCM

Available From 1st August 2026

Unfurnished with White Goods

Link Detached in quiet location in Burford and close to Burford Schools.

3 Bedroom, 3 Bathroom, Sitting Room, Dining Room, Conservatory, Kitchen.

Large Garden and Single Garage with Off Street Parking for two cars.

Deposit £2,884

taylerandfletcher.co.uk

LOCATION

Rosslyn is located on Barns Lane, a few minutes walk to Burford School and close to Burford High Street. The town offers an excellent range of local shops and pubs and restaurants, including a baker, butcher, post office, convenience store and doctor's surgery.

Close to both Burford Primary and Secondary Schools with Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) within easy access to the motorway network via the A40 and the M4 to the south. Main line rail to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles)



DESCRIPTION

Rosslyn is a link detached property built in the 1960s, it is available now on a long-term rental unfurnished. The property comprises an entrance hallway, cloakroom, kitchen, utility area, conservatory, dining room, sitting room, with a bedroom and en-suite shower room downstairs. There is the master bedroom with en-suite bathroom, guest bedroom and family bathroom upstairs. Therefore the property has three bedrooms and three bathrooms with three reception rooms and occupies a good sized plot with a front garden and more garden to the back and side of the house. You also have an integrated single garage and driveway parking for a couple of cars.



Sitting Room

Light and airy living space with Parquet flooring with large windows onto front lawn. Stone fireplace with open fire. Door to dining room.



Kitchen

Fitted kitchen with electric cooker with extractor fan and new hob, fridge freezer. Utility space with washing machine.



Conservatory

Good sized sunny living space or study area with double French doors leading out into the garden.



Dining Room

Adjacent to the kitchen is a room suitable as a dining room or study with built in storage cupboard. Door to downstairs bedroom.



Downstairs Bedroom & Shower Room

Large double bedroom with en-suite shower room, good sized fitted wardrobes and double French doors into the garden. Alternatively this could be used as an office.



Upstairs

Upstairs, there are a further two double bedrooms and a family bathroom

OUTSIDE

The property has a large outside space, with a lawn to the front and rear patios with a couple of seating areas and space for entertaining. There is a single garage with door to the rear. The front driveway has parking for two cars with additional on street parking.



SERVICES

Mains electricity with Smart Meter fitted, water and drainage. Oil central heating



LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2026/2027 £3766.63

HOLDING DEPOSIT

A holding deposit of one week's rent (£576.00) is requested to secure the property whilst credit and reference checks are

being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £ £2884 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

EPC Rating

EPC Rating E

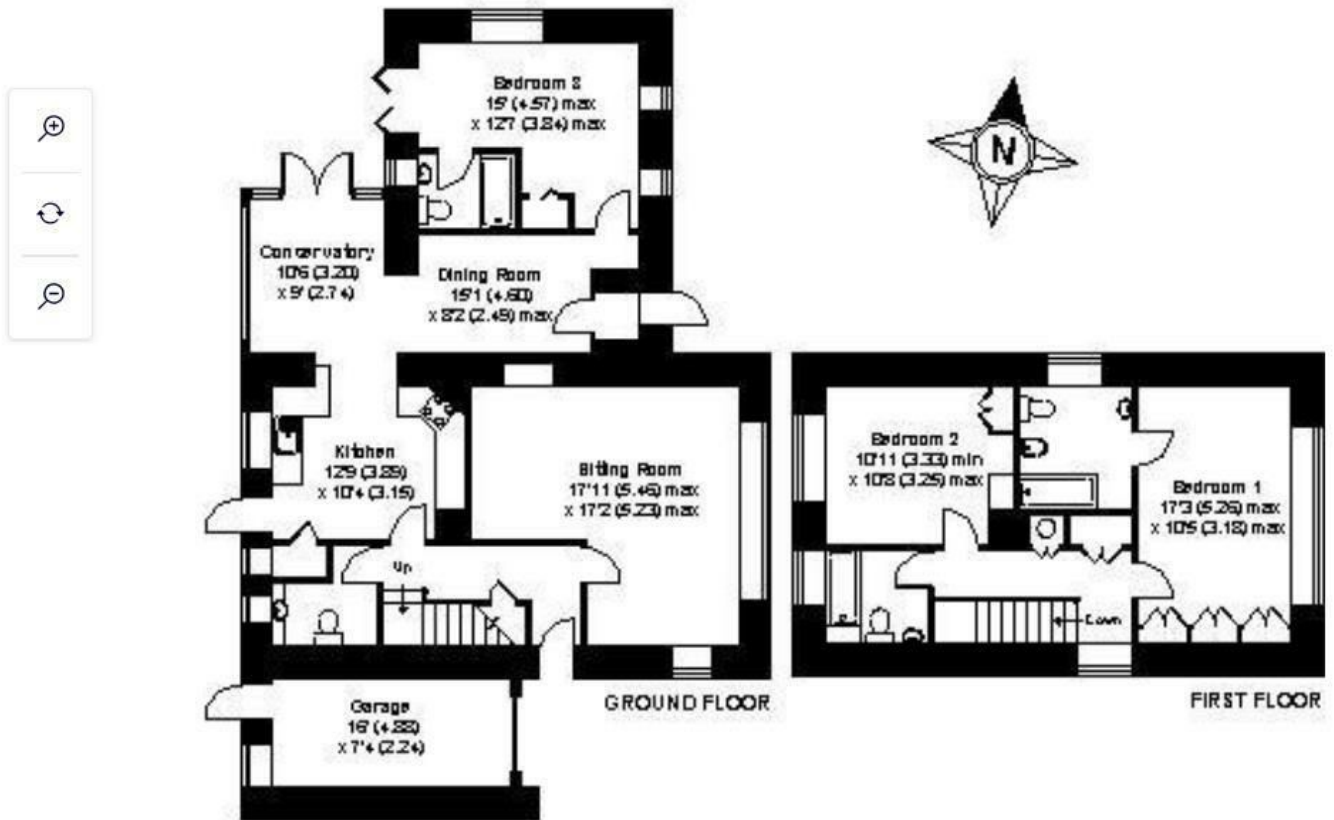
AGENTS NOTES

Please note Tayler & Fletcher will not be managing this property.

Photos taken in 2025

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

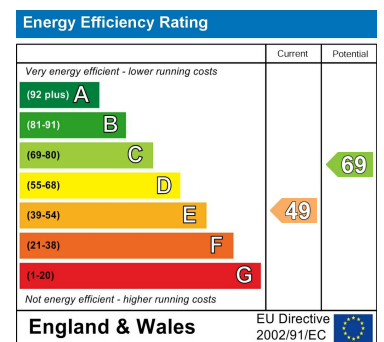
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.